



**Grove.**  
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42 Belbroughton Road, DY10 3JG  
Offers In Excess Of £400,000



# 42 Belbroughton Road

Located on Belbroughton Road in the ever popular village of Blakedown, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space for family gatherings. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and comfortable. The detached nature of the house allows for a sense of privacy while still being part of a friendly community.

The standout feature of this property is it's garden with large lawn, patio area and stunning views out onto the equestrian centre.

Blakedown is known for its scenic surroundings and a strong sense of community, making it a wonderful place to call home. With local amenities and transport links nearby, you will find that both convenience and tranquillity are at your doorstep.

This detached house on Belbroughton Road presents an excellent opportunity for those looking to settle in a charming village setting while enjoying the benefits of modern living. Don't miss the chance to make this lovely property your own.









### Approach

Approached via driveway offering space for two to three cars.

### Entry Hall

With obscured double glazing window to front, central heating radiator and stairs to the first floor landing with understairs storage cupboard. Doors lead to:

Dining Room 12'1" max x 12'1" max (into bay) (3.7 max x 3.7 max (into bay))

With double glazing bay window to front, central heating radiator and double wooden doors through into the living room.

Living Room 10'9" max x 17'8" max (3.3 max x 5.4 max)

With sliding patio doors out to rear, central heating radiator and feature fireplace with electric fire.

Kitchen 7'10" x 14'5" (2.4 x 4.4)

With two double glazing windows to side, door out to rear, central heating radiator and tiling to walls. Featuring various fitted wall and base units with worksurface over, stainless steel sink with drainage and space for cooker with extractor fan overhead. There is also space and plumbing for white goods, including fridge, freezer, dishwasher and washing machine.

### W.C.

With obscured double glazing window to side, heated towel radiator, w.c. and hand wash basin.

### First Floor Landing

With double glazing window to side, access to loft via hatch and doors leading to:

Bedroom One 9'6" (not into wardrobe) x 10'9" (2.9 (not into wardrobe) x 3.3)

With double glazing window to front, central heating radiator and ample fitted wardrobes for storage.

Bedroom Two 10'9" max x 12'9" max (3.3 max x 3.9 max)

With double glazing window to rear and central heating radiator.

Bedroom Three 7'10" max 3'11" min x 9'10" max 7'6" min (2.4 max 1.2 min x 3.0 max 2.3 min)

With double glazing window to rear, central heating radiator and storage cupboard.

### Bathroom

With obscured double glazing window to front, chrome heated towel radiator and tiling to walls. Low level w.c., pedestal sink and walk in shower cubicle.









### Garden

A beautiful space with paved patio area, steps leading down to lawn with various mature planter beds and established borders with hedging and fence panels. To the rear of the garden is a vegetable patch which looks out onto the equestrian centre at the rear, a peaceful setting for any keen gardener.

### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax

Tax band is C.

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly

reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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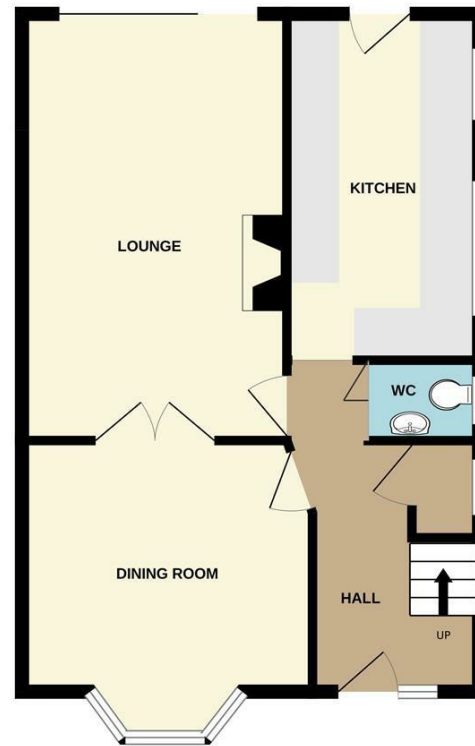








GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

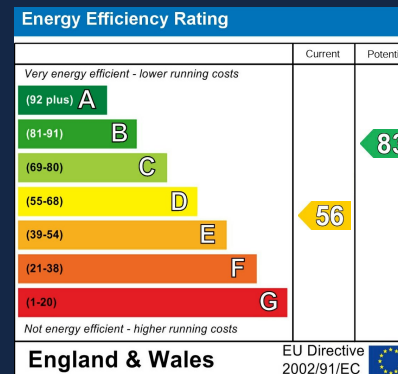
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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